



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Keystone Property Management Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, OPR

Introduction

This is an application for an Order of Possession based on a Notice to End Tenancy for nonpayment of rent, and a request for a Monetary Order for outstanding rent.

The applicant testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on January 24, 2014; however the respondent(s) did not join the conference call that was set up for the hearing.

Pursuant to section 90 of the Residential Tenancy Act, documents sent by registered mail are deemed served five days after mailing and therefore it is my finding that the respondent(s) have been properly served with notice of the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

Are the landlords entitled to an Order of Possession?

Are the landlords entitled to a Monetary Order for outstanding rent, and if so in what amount?

Background and Evidence

The applicant testified that:

- This tenancy began on August 1, 2013 with the monthly rent of \$1100.00 and at that time the security deposit of \$550.00 was collected.
- The tenants failed to pay the January 2014 rent, and therefore on January 8, 2014, a 10 day Notice to End Tenancy was posted on the tenant's door.

- The tenants have failed to comply with that Notice to End Tenancy, and have paid no further rent.
- Therefore as of today's date there is a total of \$4400.00 in rent outstanding.
- They are therefore requesting an Order of Possession for soon as possible and a Monetary Order for the outstanding rent

Analysis

It is my finding that the landlords have shown that there is a total of \$4400.00 in rent outstanding for the months of January 2014 through March 2014 and I therefore allow the request for a Monetary Order for that outstanding rent.

It is also my finding that the tenants have been served with a valid 10 day Notice to End Tenancy and have failed to comply with that notice, and I therefore also allow the request for an Order of Possession.

Conclusion

Pursuant to section 55 of the Residential Tenancy Act, I have issued an Order of Possession is enforceable two days after service on the tenants.

Pursuant to section 67 of the Residential Tenancy Act, I have issued a Monetary Order in the amount of \$4400.00.

I make no order regarding the filing fee as the applicants did not request recovery of the filing fee.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: March 10, 2014

Residential Tenancy Branch

